

PROPOSED INCREASE IN IMPACT FEES

FEE COMPARISON:

Type of Development	Size	Current Impact Fees	Proposed Impact Fees
FULL SERVICE RESTAURANT	4800 Sq.Ft.Dining	\$ 34,704.00	\$ 39,409.86
FAST FOOD RESTAURANT	2668 Sq.Ft.	\$ 8,037.35	\$ 9,127.21
CONVENIENCE STORE	2999 Sq.Ft.	\$ 722.76	\$ 820.77
RETAIL	20,000 Sq.Ft.	\$ 5,374.80	\$ 6,103.62
OFFICE	250,000 Sq.Ft.	\$ 100,918.75	\$ 114,603.33
OFFICE/WAREHOUSE	25,000/75,000 Sq.Ft.	\$ 18,767.88	\$ 21,312.80
MANUFACTURING FACILITY	100,000 Sq.Ft.	\$ 19,280.00	\$ 21,894.37
CAR WASH TUNNEL w/ATTENDANTS	N/A	\$ 37,873.15	\$ 43,008.75
SELF SERVICE CAR WASH	8 Bays	\$ 11,760.80	\$ 13,355.56
HOTEL/MOTEL w/o KITCHENETTES	162 Rooms	\$ 48,997.71	\$ 55,641.80
APARTMENTS w/WASHERS & DRYERS	350 Apts.	\$ 301,129.50	\$ 341,962.66
SINGLE FAMILY RESIDENCE > \$135,975	N/A	\$ 1,205.00	\$ 1,368.40
SINGLE FAMILY RESIDENCE < \$135,975	N/A	\$ -	\$ -

FYI:

- ▶ Last increase, in June 2000, was 33.9% based upon the increase in the CPI over the 10 years since adopted.
- ▶ Current proposed increase reflects the increase in the CPI since 2000 (+13.56%).
- ▶ Current proposed Water/Wastewater impact fee of \$1,368.40 per service unit is 37.83% of the maximum fees allowed by current law.
- ▶ Proposed Ordinance includes an annual adjustment each July 1st hereafter to reflect the increase in the CPI in the prior calendar year
- ▶ All fees are payable upon receipt of permit or within six months of the issuance of the letter whichever is first.
- ▶ Fees are waived for single-family residences sold at or below the median housing price.
- ▶ Impact fees may only be expended to fund costs directly associated with the new construction Capital Improvements (including the amortization of debt)
- ▶ Impact Fees are regulated under Chapter 395 of the Texas Local Government Code
- ▶ The Planning Commission, in its role as Advisory Committee to the Impact Fee program, is charged with the review and recommendation of changes to the Impact Fees.